

On-site detention basins would not be developed as part of these projects. As outlined in the Dry Creek Watershed Flood Control Plan, the project sites are located in a portion of the watershed where model studies have indicated that travel time and other timing consideration cause local detention to increase downstream flood flows over existing conditions. The Dry Creek Watershed Flood Control Plan also stated that local detention in the project area would cause no net decrease in regional flood flows.

Circulation

Circulation improvements necessary to serve the Vista Oaks project include the extension of China Garden Road. The extension of this roadway would also provide access to users of the future City parks (Parcels A and E). An emergency vehicle access is proposed via a trail/bridge connection across Secret Ravine Creek, connecting Vista Oaks' Phases I and II. A bridge designed to accommodate a 40,000-pound fire tender would be constructed over the creek flow channel and would serve as an emergency vehicle access to Phase I. Both the Highlands Parcel A project and the Vista Oaks project would be served by an extension of Monument Springs Drive, which would connect from the Granite Lakes Estates subdivision and ultimately travel out to Greenbrae Road or China Garden Road. The proposed projects would also be served by future connections to the Highlands subdivision within Rocklin and the Stoneridge Specific Plan Area within the City of Roseville.

Vista Oaks Subdivision - Project Components

Land Use

The Vista Oaks applicant is requesting a General Plan Amendment to redesignate approximately 9.9 acres of land located on the north side of Secret Ravine Creek from Recreation/Conservation (R-C) to Low Density Residential (LDR). The applicant is proposing the redesignation because this portion of the project site is located outside of the 100-year floodplain and therefore may be considered for redesignation. The applicant is also proposing to redesignate the 2.7-acre Rural Residential (RR) area located in the southeast corner of the property to Low Density Residential (LDR). The General Plan Amendment would relocate the existing boundaries between the areas designated Recreation/Conservation (R-C) and Low Density Residential (LDR). The existing and proposed R-C and LDR acreages for the Vista Oaks site are shown below.

<u>Land Use</u>	<u>Existing</u>	<u>Proposed</u>
LDR	46.3 AC	33.7 AC
R-C	44.1 AC	59.4 AC
RR	2.7 AC	0.0 AC
Total	93.1 AC	93.1 AC

Additionally, within the R-C area mentioned above, the applicant is proposing a Rezone of approximately 16.6 acres from PD-1.5 to OA. The existing and proposed zoning of

the Vista Oaks project site are shown in EIR Figure 4.2-2, Vista Oaks Rezoning Exhibit, and are shown below.

<u>Zoning</u>	<u>Existing</u>	<u>Proposed</u>
PD-1.5	50.3 AC	33.7 AC
OA	42.8 AC	59.4 AC
Total	93.1 AC	93.1 AC

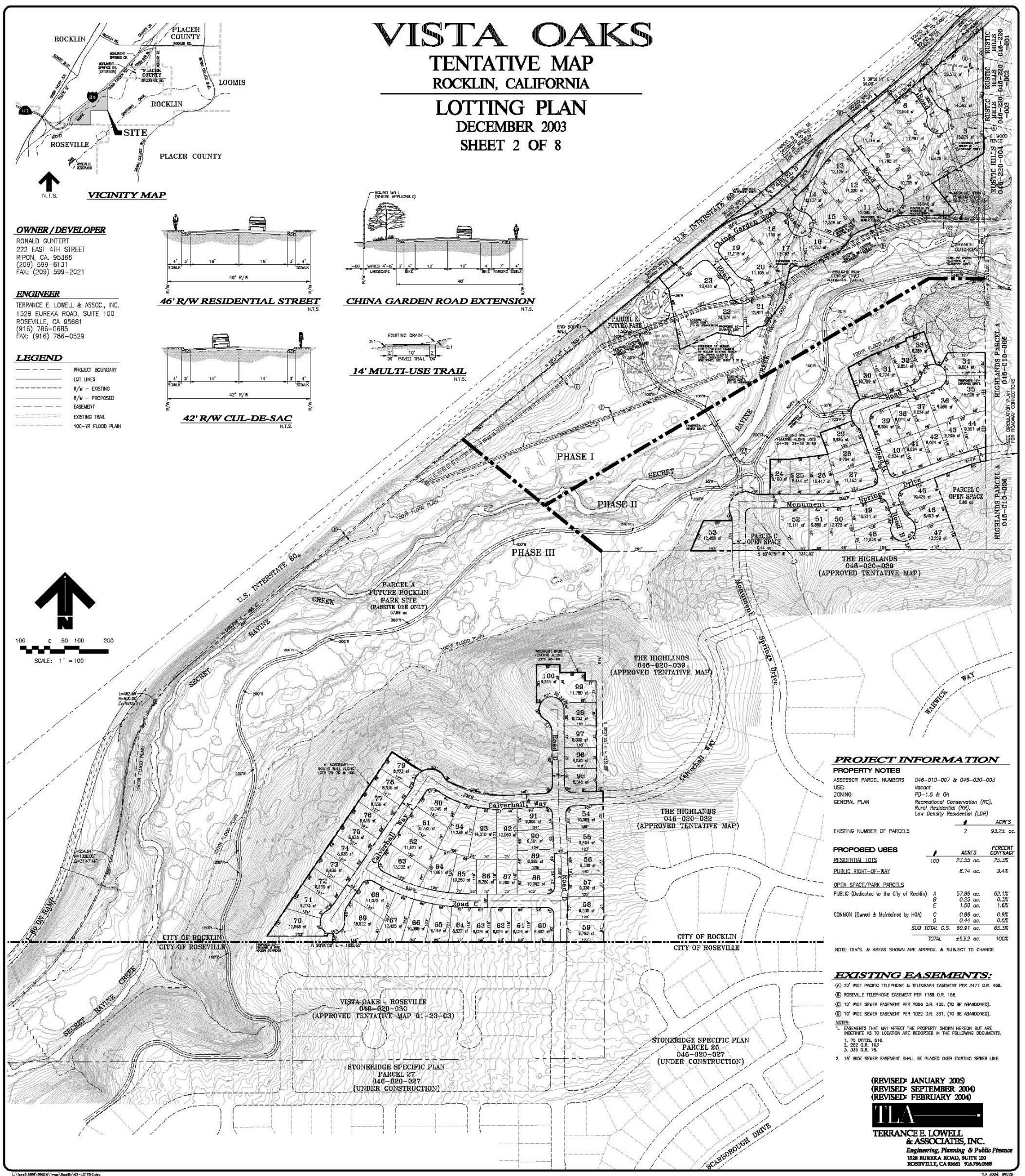
The Vista Oaks subdivision would subdivide approximately 93 vacant acres into 100 single-family residential lots and five open space parcels (see Figure 3-6, Vista Oaks Lotting Plan). The Vista Oaks Subdivision includes the following proposed land uses:

Use	Number of Lots/Parcels	Acres	% of Site
Single Family	100	23.6	25.3
Public Open Space Parcels	3	59.6	64.0
Common Open Space Parcels	2	1.3	1.4
Public Right-of-Way	-	8.7	9.3
Total	105	93.2	100

The single-family residential portion of the Vista Oaks Subdivision would include 100 units with an average lot size of 10,911+/- square feet. The lot sizes range from 8,024+/- square feet to 26,574+/- square feet. The proposed residential units would be a combination of production homes and custom homes.

The open space component of the proposed project includes existing rock outcroppings, oak woodlands, and floodplains, and would be preserved in a combination of public open space parcels and privately-owned common open space parcels for a total open space area of 60.9+/- acres. Parcels A, B, and E would be dedicated to the City as public open space and the rest of the open space parcels (common open space parcels) would be privately owned and maintained by a homeowners' association. The largest open space parcel (Parcel A) contains approximately 58 acres and is located at the end of China Garden Road. Parcel A is anticipated to be a future predominantly passive park. Parcel E, occupying approximately 1.5 acres, is also located at the end of China Garden Road and is anticipated to be a future neighborhood park and trailhead. A 10-foot wide paved bicycle/pedestrian trail with 2-foot wide non-paved shoulders on both sides is proposed on the south side of Secret Ravine Creek (primarily within the floodplain), providing a trail connection between the Cities of Rocklin and Roseville. A portion of the trail would be located on the adjacent Highlands Parcel A site to connect to the future trail in the Granite Lakes Estates Subdivision. In addition, the applicant would be required to set aside a portion of the site for a future City sign, which is not included as part of the proposed project.

Figure 3-6
Vista Oaks Lotting Plan



The proposed Vista Oaks Subdivision also includes the construction of a 14-foot sound wall that would be located adjacent to I-80 along the north side of China Garden Road, beginning at the south end of the existing Caltrans sound wall (see Figure 4.9-1 in the Noise chapter of this Draft EIR for the existing noise barrier location), and extending slightly beyond the future active park site within Phase I of the project. The height of the sound wall may vary at different locations depending on the finished pad elevation of the residential lots (see Figure 4.3-5, Vista Oaks Landscape and Sound Wall Details).

Tree Preservation

The *Tree Inventory and Impact Assessment* prepared by Sierra Nevada Arborists (dated July 1, 2003) for the Vista Oaks site indicates that the site contains approximately 1,989 oak trees (29,414 inches) of 6" or greater diameter at breast height (dbh). Of these, 291 (2,612 inches) are recommended for removal by the project arborist as they "are in failing health and/or possess poor structures which may create a hazard in a developed environment, or which may be prone to a premature death." The project includes as an entitlement an Oak Tree Preservation Plan Permit to allow for the removal of approximately 469 trees within the Vista Oaks site.

Wetlands Impacts

Based upon a wetland delineation performed for the Vista Oaks project site, a total of approximately 7.67 acres of jurisdictional wetlands exist on the project site. These include approximately 1.11 acres of riparian wetlands, 3.09 acres of seasonal wetlands, 0.01 acre of vernal pools, 0.053 acre of channel, 3.40 acres of perennial creek, and 0.01 acre of intermittent drainage. Approximately 0.86 (11.2 percent) acres of the 7.67 acres of existing wetlands would potentially be impacted by the development of the Vista Oaks project.

Trail Access

The proposed Vista Oaks project includes a trail connection between the neighborhood park at the end of China Garden Road and the small park/trailhead. Specifically, a bicycle/pedestrian/emergency access trail would be constructed between the proposed 1.5-acre neighborhood park at the end of China Garden Road and the extension of Monument Springs Drive within Vista Oaks Phase II (see Figure 3-3, Vista Oaks Utility Plan North). This trail is proposed to be 14 feet wide (10-foot wide paved area with 2-foot wide non-paved shoulders on both sides), and would cross Secret Ravine Creek by means of a bridge (see below).

On the south side of Secret Ravine Creek, between the proposed bridge and the Monument Springs Drive extension, the trail described above would intersect with another proposed 14-foot wide bicycle and pedestrian trail following the creek alignment. This latter trail would connect with an existing trail to the south, within the City of Roseville Vista Oaks subdivision (see Figure 3-4, Vista Oaks Utility Plan South), as well as to a trail planned to the east, within the proposed Highlands Parcel A subdivision (see